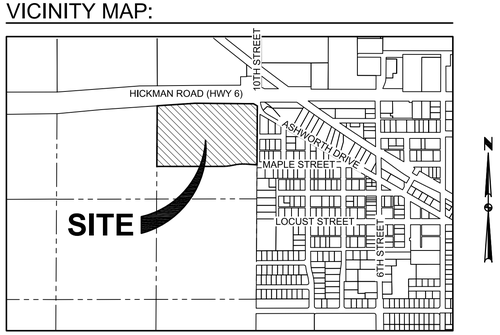
PRELIMINARY PLAT FOR:
DEERY BROTHERS WAUKEE DEVELOPMENT
WAUKEE, IOWA

VICINITY MAP:



WAUKEE, IOWA

DEVELOPER/APPLICANT

THE ROSE COMPANIES
7103 CHANCELLOR DRIVE
CEDAR FALLS, IOWA 50613
CONTACT: FRED ROSE
PH: 319-961-6100

ZONING

LOT 1: C-1
LOT 2: C-1 & R-4

OWNER

COPELAND, ESTELLA L & J HARRY TRUSTEES ETAL
28291 HIGHWAY 6
WAUKEE, IOWA 50263

BENCH MARK

DALLAS COUNTY GPS CONTROL POINT # 120, EAST SIDE OF U PLACE 150 FEET +/- SOUTH OF 300TH STREET.
ELEVATION=1011.76

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: EMILY HARDING
PH: 515-369-4400

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)		○
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. ALL LANDSCAPING BUFFERS SHALL BE INSTALLED AT THE TIME THE LOT DEVELOPS.
6. THE DESIGN OF 10TH STREET BY THE CITY'S ENGINEERING CONSULTANT WILL BE INCORPORATED INTO THE PROJECT DESIGN. THE WEST TWO LANES OF THE FUTURE 4-LANE ROAD WILL BE REQUIRED TO BE BUILT WITH THIS DEVELOPMENT.
7. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 21.80 ACRES (949,838 SQUARE FEET)

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PT LOTS 1 & 2 = 19.52 ACRES (850,451 SQUARE FEET)

R-4 ROW DWELLING AND TOWNHOME DISTRICT
PT LOT 2 = 2.28 ACRES (99,401 SQUARE FEET)

ADJACENT PROPERTIES

1. SHOEMAN, ROBERT 1/2 INTEREST
   LATHROP, BRADLEY G 1/2 INTEREST, PARCEL A NW 1/4, NW 1/4
2. VOGEL, KADIE, LOTS 6, 7 & 8, COPELANDS ADDITION
3. CHASE, MICAELA L, LOTS 5 & 6, COPELANDS ADDITION
4. GUISINGER, JOSEPH D, LOT 7, COPELANDS ADDITION
5. DLUHOS, KAREN MARIE, LOT 12 & W. 41' LOT 11, COPELANDS ADDITION

BULK REGULATIONS

C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

LOT AREA:	NO MINIMUM.
LOT WIDTH:	NO MINIMUM.
FRONT YARD:	30 FEET.
SIDE YARDS:	NO MINIMUM, 15 FEET WHEN SIDE YARD ADJACENT TO "R" DISTRICT.
REAR YARDS:	30 FEET.
MAXIMUM HEIGHT:	40 FEET.
MAXIMUM NUMBER OF STORIES:	3 STORIES.
BUILDING AREA:	NO SINGLE BUILDING SHALL EXCEED 50,000 SQUARE FEET.

R-4 (ROW DWELLING & TOWNHOME DISTRICT)

MINIMUM PLAT AREA:	15,000 SQUARE FEET
LOT AREA PER DWELLING UNIT:	3,500 SQUARE FEET PER UNIT
MINIMUM FLOOR AREA:	800 SQUARE FEET PER UNIT.
LOT WIDTH:	ROW DWELLINGS - 20 FEET PER UNIT; 75 FT OVERALL.
FRONT YARD:	30 FEET.
SIDE YARDS:	A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
REAR YARDS:	DWELLING - 30 FEET OTHER BUILDINGS - 40 FEET.
MAXIMUM HEIGHT:	PRINCIPAL BUILDING - 40 FEET. ACCESSORY BUILDING - 14 FEET.
MAXIMUM NUMBER OF STORIES:	PRINCIPAL BUILDING - 3 STORIES. ACCESSORY BUILDING - 1 STORY.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 00°20'02" WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 98.28 FEET TO THE SOUTHEAST CORNER OF RIGHT OF WAY CONDEMNATION RECORDED IN BOOK 10 PAGE 260 AND THE POINT OF BEGINNING; THENCE SOUTH 00°20'02" WEST ALONG SAID EAST LINE, 776.63 FEET; THENCE SOUTH 89°49'18" WEST, 201.24 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 900.00 FEET, WHOSE ARC LENGTH IS 129.03 FEET AND WHOSE CHORD BEARS SOUTH 85°42'53" WEST, 128.92 FEET; THENCE SOUTH 81°36'27" WEST, 6.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 900.00 FEET, WHOSE ARC LENGTH IS 129.89 FEET AND WHOSE CHORD BEARS SOUTH 85°44'32" WEST, 129.78 FEET; THENCE SOUTH 89°52'36" WEST, 856.52 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°19'32" EAST ALONG SAID WEST LINE, 800.71 FEET TO THE SOUTH LINE OF THE ACQUISITION PLAT RECORDED IN BOOK 1998 PAGE 60; THENCE NORTH 86°07'40" EAST ALONG SAID SOUTH LINE, 494.13 FEET; THENCE SOUTH 89°34'01" EAST ALONG SAID SOUTH LINE, 776.79 FEET; THENCE SOUTH 60°56'09" EAST, 59.56 FEET ALONG THE SOUTH LINE OF SAID CONDEMNATION PLAT RECORDED IN BOOK 10 PAGE 260 TO THE POINT OF BEGINNING AND CONTAINING 24.85 ACRES (1,082,460 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LICENSED PROFESSIONAL ENGINEER
EMILY N. HARDING
19972
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

EMILY N. HARDING, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

REVISIONS	DATE
FIRST SUBMITTAL	10/18/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: ENH TECH: MDM
CIVIL DESIGN ADVANTAGE

DEERY BROTHERS
WAUKEE DEVELOPMENT
PRELIMINARY PLAT
WAUKEE, IOWA

1512.634

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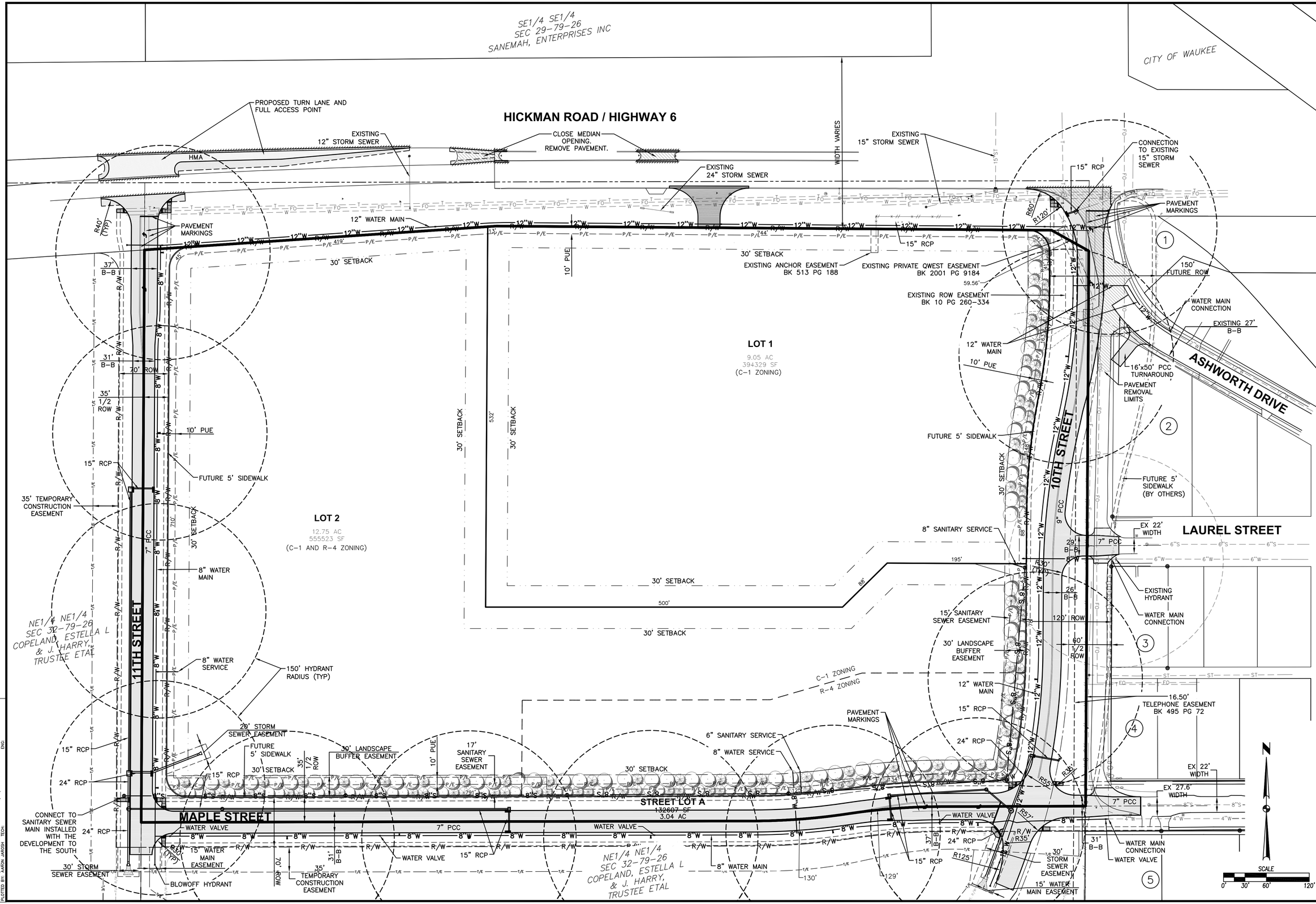

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CIVIL DESIGN ADVANTAGE

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PRELIMINARY PLAT

WAUKEE, IOWA

2/4

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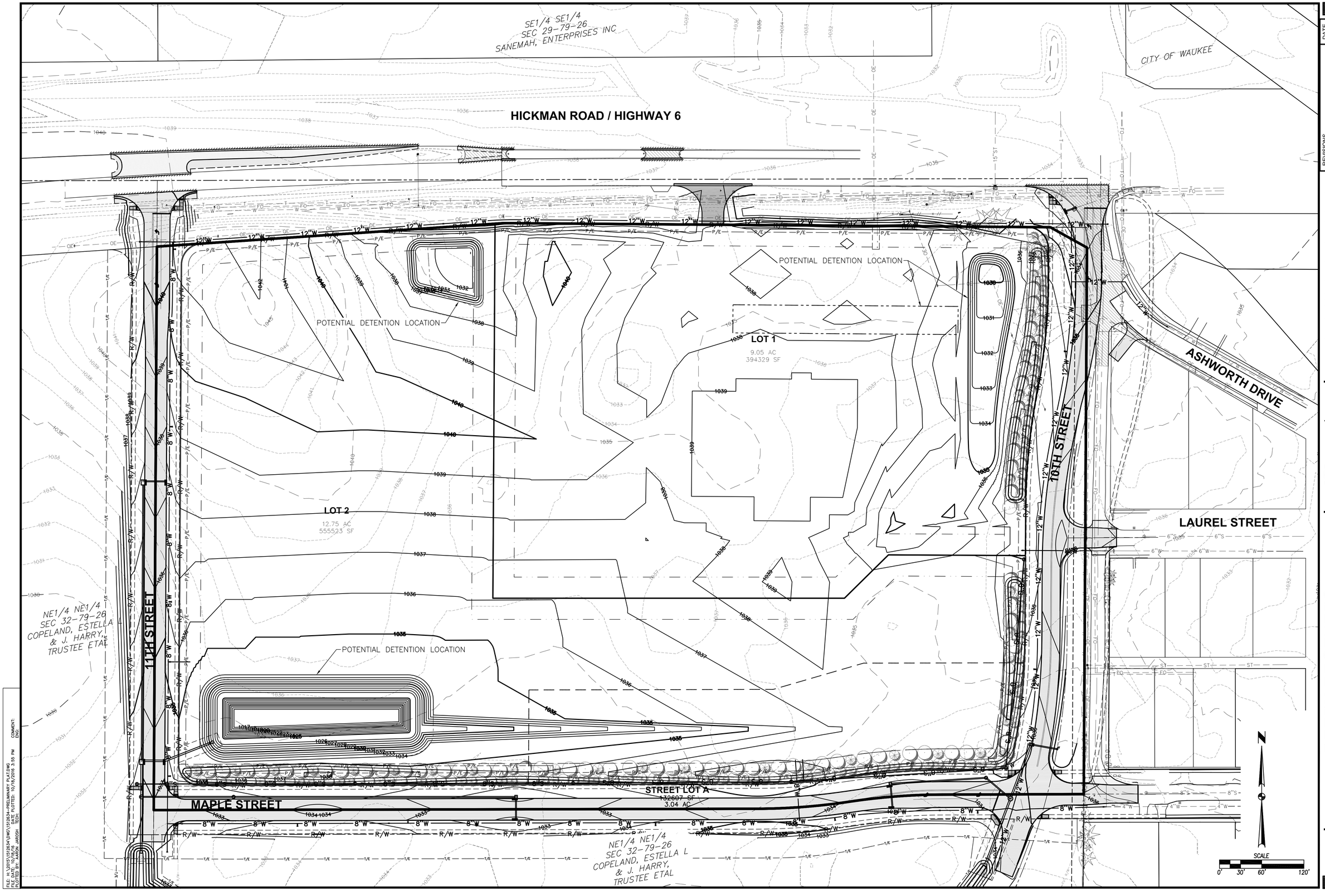

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CIVIL DESIGN ADVANTAGE

DEERY BROTHERS
WAUKEE DEVELOPMENT
PRELIMINARY PLAT

WAUKEE, IOWA

3/4

1512.634

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